

# FY-2027 Capital Improvement Plan (CIP)



Hobe Sound NAC Meeting – March 11, 2026



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CIP → a PLANNING and BUDGETING document

## Capital Budget Capital Program

Identify and prioritize capital projects

Identify sources of funding

Opportunity for public participation

Aligns improvements with resources

## Community Redevelopment Plan

NAC advises → CRA recommends → BOCC finalizes



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# How does TIF work?

Tax Increment Financing is one of the tools available to encourage investment in the CRA.

- *Step 1:* The dollar value of all real property in the CRA Area is determined as of a fixed date → “base value” Hobe Sound was 2002.
- *Step 2:* Taxing authorities continue to receive property tax revenues in the subsequent years based on the base value.
- *Step 3:* Increases in real property value (the *increment*), are deposited into the Community Redevelopment Agency Trust Fund at a percentage rate established by BOCC. Right now, that is 65%.
- *Step 4:* Funds are used for redevelopment in the designated CRA area.

**NOT AN EXTRA TAX**



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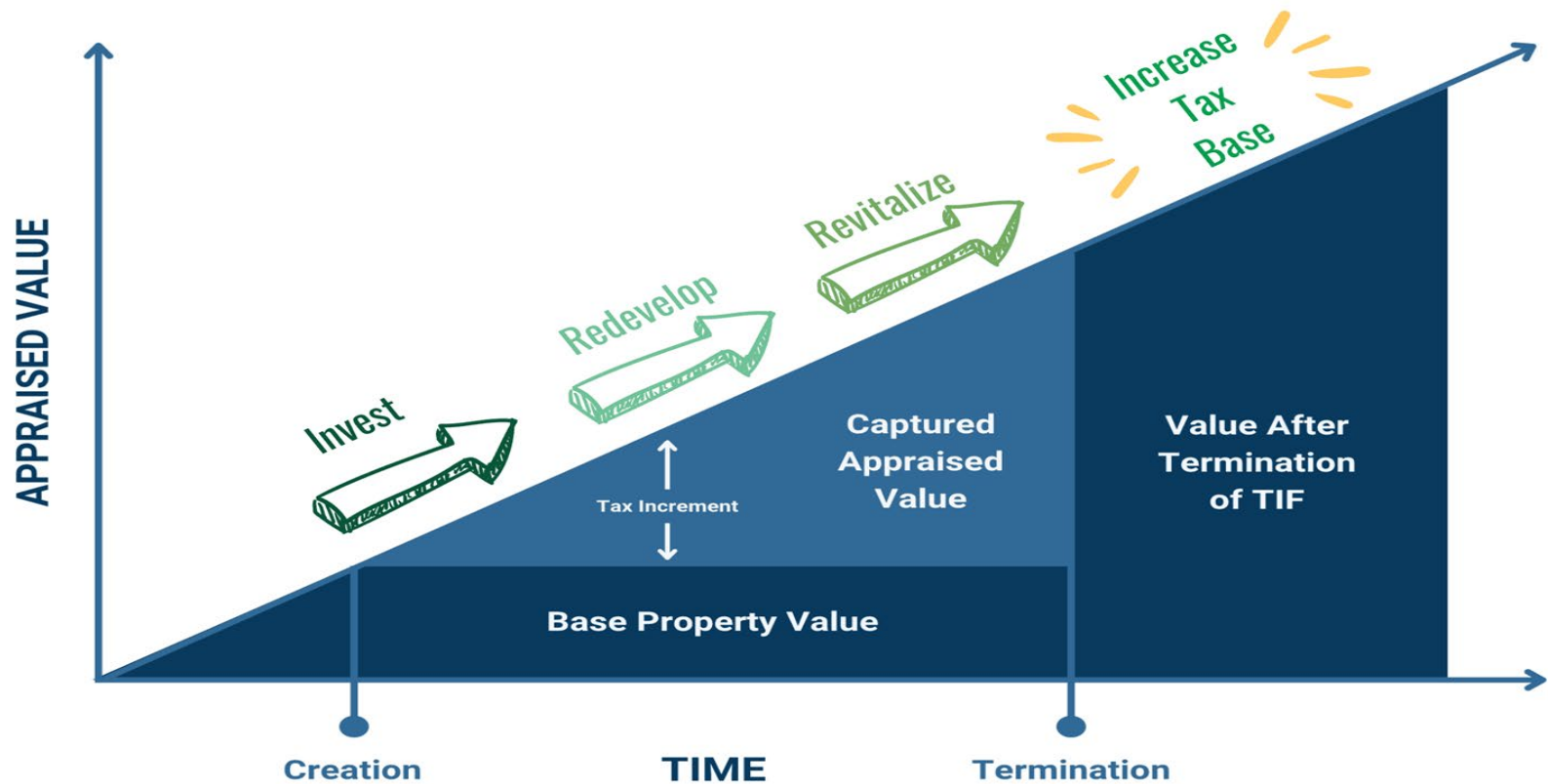
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# FY2027 Capital Improvement Plan



# FY2027 Capital Improvement Plan

The Vision for Hobe Sound CRA has 9 components

- 1. **Design Guidelines**
- 2. **Overlay Zoning**
- 3. **Bridge Road “Main Street”**
- 4. US-1 Design Concepts
- 5. Gateways
- 6. **Housing Development Initiatives**
- 7. Master Utility Plan
- 8. Comprehensive Sidewalks within the Hobe Sound CRA
- 9. Banner Lake Square



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# Completed Projects

- **Pettway Traffic Calming:** Roadway Resurfacing, Traffic Improvements
- **Pettway Village – Habitat Homes:** Design and Construct Water Distribution, Roadway Improvements, Street Parking, Sidewalks, Lighting, and Stormwater Drainage Facilities
- **Bridge Road Main Street:** Streetscape, Underground FPL Utilities, Parking, Sidewalks, Landscape, Sewer
- **Gomez Community Signs – Banner Lake Community Signs:** Neighborhood Enhancements
- **Business Investment Program:** Private investment combined with CRA funding on 9045 SE Bridge Road
- **New Land Development Regulations (LDRs):** Chapter 18 and Article 12 were written specifically for all six CRA areas



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# Completed Projects (continued)

- **Hobe Sound Mural Program:** Two new murals and restoration of three existing
- **A1A- Service Road Improvements:** Traffic Improvements, Realign Light, Traffic Control Camera, Sealing and Striping
- **Lares Stormwater Project:** Infrastructure and Flood Control



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### 3. Bridge Road "Main Street" Project

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# Current Projects

**Dixie Stormwater & Streetscape Project:** Underground Utilities, Improved Roadway, Widen Sidewalks, Landscaping, Drainage, Railway Park

**Unpaved Roads:** Paving Two Roads In Partnership With Public Works  
Gomez/Pettway Water Project



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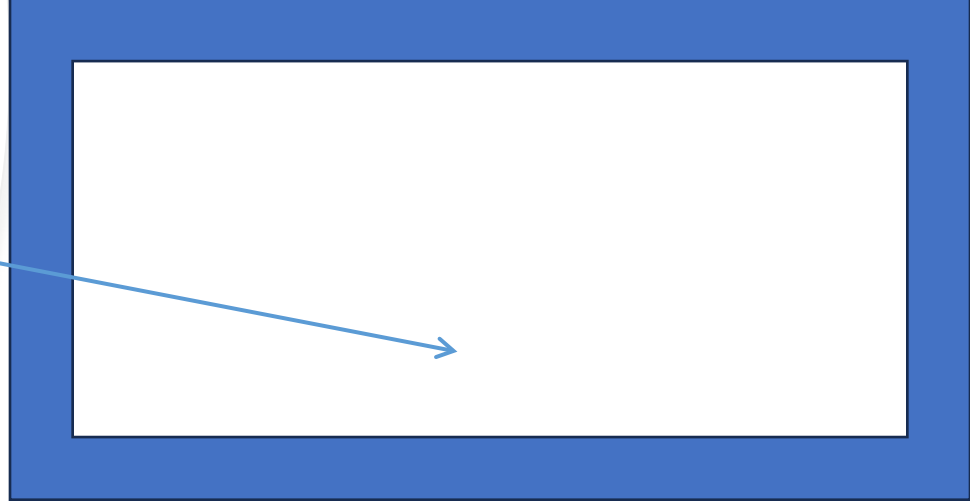
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### 3. Bridge Road “Main Street” continued to Dixie Service Road

Before

After





# 2027 Hobe Sound CIP

## CIP FY-2026

Gomez Affordable Housing	\$ 65,000.00
Neighborhood Enhancements	\$ 399,000.00
Stormwater Solutions	\$1,224,000.00
CRA Investment Program	\$ 108,100.00
Creative Placemaking	\$ 64,000.00
Roadway Improvements	\$1,336,200.00
Unpaved Roads	\$ 548,400.00
Dixie Stormwater Streetscape	\$4,280,000.00

\$8,025,100.00

## TIF FY-2027

Unpaved Roads	\$ 500,000.00
Dixie Stormwater Streetscape	\$1,493,100.00
Bridge Road Debt Service	\$ (212,000.00)

\$1,993,100.00

## TIF FY 2025 (CURRENT)

Gomez Affordable Housing/Habitat ....	\$ 65,000.00
Neighborhood Enhancements .....	\$ 405,800.00
Stormwater Solutions .....	\$1,224,000.00
CRA Investment Program .....	\$ 108,000.00
Creative Placemaking .....	\$ 65,000.00
Roadway Improvements .....	\$1,336,000.00
Unpaved Roads .....	\$ 400,000.00
Dixie Stormwater & Streetscape.....	\$2,574,500.00
	\$6,178,300.00

**Dixie Stormwater  
& Streetscape**

**\$ 5,134,500.00**

(This will become one line item)



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NAC ADVISES

CRA RECOMMENDS

BOCC FINALIZES





Seaside Sound Downtown Vision  
in County, FL



# CIP FY2027

## Dixie Stormwater & Streetscape

### Unpaved Roads

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## Bridge Road Debt Service



# QUESTIONS AND DISCUSSION



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